

Tuesday, February 21, 2023

Bulletin #2023-B-003

NOTICE TO ALL BROKERS CUSTOMERS

Supplemental Consumer Information Form Requirement Reminder

FLC Bank reminds our customers that the Supplemental Consumer Information Form (SCIF Fannie Mae/Freddie Mac Form 1103) will be a required document in the loan file for conventional loans **with application dates on or after March 1, 2023**. Any data provided on the SCIF must also be included in **each GSE's AUS submission file**.

The SCIF supports lenders in collecting borrower(s) preferred language, applicable homeownership education, and housing counseling details.

FLC Bank will include a SCIF with our URLA on **every loan transaction and every borrower**.

- When the product **does not** require homeownership education, and housing counseling the SCIF will only include the Borrower Name and loan identifier (ULI #) unless the language section is completed, and if blank that is acceptable.
- When the product **requires** the homeownership education, and housing counseling the SCIF must be completed with the applicable Education/Counseling section and fields.

Information:

- **Homeownership education and housing counseling information** – The GSEs have not changed any of their Guide requirements for homeownership education and housing counseling information collection. If the loan offered to the borrower(s) requires homeownership education or housing counseling information, **the lender must complete the applicable SCIF section and fields**. If the borrower has taken more than one homeownership education course, **provide data for the most recent course within the last 12 months**. **The requirements are the same for more than one housing counseling session.**
- **Language Preference** – The lender must present the SCIF to one borrower on the loan application and ask the borrower to provide a preferred language for completing the loan transaction. **The borrower is not required to select any of the language options in the "Language Preference" section, including "I do not wish to respond."**

Each GSE's respective Guide Bulletin/Lender Letter formalized the requirement, and the Selling Guides information is listed below:

The GSEs have published the following documents:

- [SCIF](#)
- [SCIF Translated Versions](#)
- [SCIF Instructions](#)
- [SCIF Rendering Design Options](#)
- [SCIF Numbered Form](#)
- SCIF FAQs included in a section of the [URLA FAQs](#)
- [AUS Specifications](#) – with conditionality and SCIF data points

If you have any questions, please contact your [Account Executive or Client Relations Representative](#).